



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held October 28, 2003, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and on the certification of the Final Environmental Impact Report relating to property located north of the Antelope Valley Fwy. and Soledad Cyn. Rd. between Shadow Pines Blvd., and Agua Dulce Canyon Rd., Soledad Zoned District, petitioned by Valley Canyon Partners, as further described in the attached letter dated January 23, 2003 from the Director of Planning:

Sub-Plan Amendment Case No. 96-044-(5), an amendment to the Los Angeles Countywide General Plan to change the land use designation from R-Non-Urban to 1 Low Density Residential; and an amendment to the Santa Clarita Valley Area Plan from N2- Non Urban 2 to U1- Urban

Zone Change Case No. 96-044-(5), from A-2-1 to R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R 1-20,000

Conditional Use Permit Case No. 96-044-(5), to authorize a density controlled development and to ensure the project is developed in compliance with hillside management design criteria

Oak Tree Permit Case No. 96-044-(5), to permit the removal of 4 oak trees

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Vesting Tentative Tract Map Case No. 48086-(5), to create 542 single-family lots, 1 fire station lot, 1 sheriff sub-station lot, 2 park lots and 3 open space lots

Ellen Fitzgerald, representing the Department of Regional Planning was duly sworn and testified. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. Written correspondence was presented.

Supervisor Antonovich made the following statement:

“The Spring Canyon project is a 542-unit subdivision located just north of the Antelope Valley Freeway between Santa Clarita and Agua Dulce. The applicant is requesting approval of a General Plan amendment, zone change, conditional use permit, and oak tree permit.

“The project was originally approved by the Regional Planning Commission on a unanimous vote in 1999. In approving the project, the Regional Planning Commission identified the need for new housing that is reasonably close to employment centers in the Santa Clarita and San Fernando Valleys. The Commission identified certain other public benefits:

- More than 300 acres of permanent, contiguous open space;
- Approximately 3.5 miles of on-site trails that are available to the public;
- A one-acre site that will be graded by the applicant and conveyed to the Los Angeles County Fire Department;
- A one-acre site that will be graded by the applicant and conveyed to the County for the Sheriff’s Department or other future County purposes;
- A graded site for an elementary school for the Sulphur Springs School District;
- Significant improvements to the local water and sewer systems that benefit not just the project but other properties and development in the vicinity; and

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- Improvements to Soledad Canyon Road, local freeway on- and off-ramps, and other local intersections that benefit not only the project but also enhance regional mobility.

“Based upon my review of this project, and in addition to the above, I propose that additional concessions be incorporated into the conditions of approval:

- Require the developer to enter into a park development agreement with the Department of Parks and Recreation concerning a ‘turn-key’ 13-acre park with an improved youth soccer field, restroom facilities, and recreational turfgrass areas, as well as a one-acre passive park with limited facilities, all to the satisfaction of the Department of Parks and Recreation;
- Construction of the 13-acre active park is to be completed prior to issuance of the first certificate occupancy for homes;
- Completion of the one-acre passive park is to be completed prior to issuance of the 100th certificate of occupancy for homes;
- Revise the tentative map to provide for an exchange of the proposed Sheriff’s Department and Fire Department parcels;
- Modify the dedication of land to the Sheriff’s Department to allow the County to use the site for other public purposes, should the County decide not to construct a Sheriff’s sub-station on the property. The developer should nevertheless be required to grade a flat, one-acre usable pad prior to issuance of the first certificate of occupancy for homes;
- Revise the proposed fire station site to accommodate the most recent site plan approved by the Fire Department;
- Require the establishment of a landscape maintenance district to ensure a consistent source of revenue for the proposed open space and park areas;

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- Incorporate appropriate buffers and setbacks between the proposed homes and the Antelope Valley Freeway;
- Incorporate design controls, setbacks, and other measures to ensure that homes do not appear box-like and repetitive;
- Require that the developer notify all prospective buyers of the presence of the proposed TMC/Cemex mining/concrete facility south of the Antelope Valley Freeway;
- Require the recordation of a covenant on every recorded lot to provide notification to all future buyers of the proposed TMC/Cemex mining/concrete facility south of the Antelope Valley Freeway; and
- Require that an aerial map be prominently displayed in the sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed TMC/Cemex mining/concrete facility south of the Antelope Valley Freeway.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Molina, unanimously carried, the Board closed the hearing and took the following actions:

1. Approved and certified that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and State and County guidelines, and reflects the independent judgment and analysis of the County;
2. Adopted the attached Statement of Overriding Considerations, Environmental Findings and Mitigation Monitoring Program incorporated in the Final Environmental Impact Report;
3. Adopted the attached resolution approving Sub-Plan Amendment Case No. 96-044-(5), an amendment to the Los Angeles Countywide General Plan and the Santa Clarita Valley Area Plan;
4. Indicated its intent to approve Zone Change, Conditional Use Permit and Oak Tree Permit Case Nos. 96-044-(5); and Vesting Tentative Tract Map Case No. 48086-(5); and

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5. Instructed County Counsel to prepare the necessary ordinance and findings and conditions, including the aforementioned additional conditions as recommended by Supervisor Antonovich, for final approval.

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Attachments

Copies distributed

Each Supervisor

Director of Internal Services

Director of Public Works

Valley Canyon Partners